

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 168A

1 WHEREAS, McMaster Enterprise, Inc. has submitted an application
2 designated as Special Permit No. 168A for authority to construct a parking lot in a
3 residential district on property located at 1216 to 1230 H Street and 635 S. 13th Street, and
4 legally described to wit:

5 The East Half of Lot 8, all of Lots 9 and 10 and the north 44
6 feet of Lots 11 and 12, Block 126, Lincoln Original Plat, located
7 in the Northeast Quarter of Section 26, Township 10 North,
8 Range 6 East of the 6th P.M., Lincoln, Lancaster County,
9 Nebraska;

10 WHEREAS, the real property adjacent to the area included within the site
11 plan for this parking lot will not be adversely affected; and

12 WHEREAS, said site plan together with the terms and conditions hereinafter
13 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
14 Code to promote the public health, safety, and general welfare.

15 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
16 Lincoln, Nebraska:

17 That the application of McMaster Enterprise, Inc., hereinafter referred to as
18 "Permittee", to construct a parking lot in a residential district, on the property legally
19 described above, be and the same is hereby granted under the provisions of Section
20 27.63.170 of the Lincoln Municipal Code upon condition that construction and operation
21 of said parking lot be in strict compliance with said application, the site plan, and the

1 following additional express terms, conditions, and requirements:

2 1. This permit approves a parking lot.

3 2. Before receiving building permits the construction plans must conform
4 to the approved plans.

5 3. Before occupying the parking lot all development and construction
6 must be completed in conformance with the approved plans.

7 4. All privately-owned improvements including the landscaping must be
8 permanently maintained by the Permittee.

9 5. The site plan approved by this permit shall be the basis for all
10 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
11 elements, and similar matters.

12 6. The terms, conditions, and requirements of this resolution shall be
13 binding and obligatory upon the Permittee, its successors, and assigns. The building
14 official shall report violations to the City Council which may revoke the special permit or
15 take such other action as may be necessary to gain compliance.

16 7. The Permittee shall sign and return the City's letter of acceptance to
17 the City Clerk within 30 days following approval of the special permit, provided, however,
18 said 30-day period may be extended up to six months by administrative amendment. The
19 City Clerk shall file a copy of the resolution approving the special permit and the letter of
20 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
21 Permittee.

22 8. The site plan as approved with this resolution voids and supersedes

- 1 all previously approved site plans, however all resolutions approving previous permits
- 2 remain in force unless specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002:

Mayor